



City of Hilliard
3800 Municipal Way
Hilliard, Ohio 43026
Telephone (614) 876-7361
Fax: (614) 529-6017
www.hilliardohio.gov

APPLICATION #

16-0273LC

2016 PLANNING AND ZONING COMMISSION APPLICATION

CHECK THE TYPE OF APPLICATION WITH CORRESPONDING FEE:

<input type="checkbox"/> Old Hilliard District Plan (\$250)	<input type="checkbox"/> Preliminary Plat
<input type="checkbox"/> Limited Overlay (\$750)	<input type="checkbox"/> Residential (\$650 plus \$20 for each lot greater than 100 lots)
<input type="checkbox"/> Rezoning	<input type="checkbox"/> Commercial / Industrial (\$1500 plus \$20 per acre)
<input type="checkbox"/> Single Family <5 acres (\$1000)	<input type="checkbox"/> Final Plat
<input type="checkbox"/> PUD/ HCD/ Old Hilliard District (\$2000)	<input type="checkbox"/> Residential (\$900 plus \$20 for each lot greater than 50 lots)
<input type="checkbox"/> All other zoning districts (\$3000)	<input type="checkbox"/> Commercial / Industrial (\$1500 plus \$20 per acre)
<input type="checkbox"/> PUD Final Development Plan (\$1000)	<input type="checkbox"/> Lot Split or Deed Transfer
<input type="checkbox"/> Modification of PUD Zoning/Final Development Plan	<input type="checkbox"/> Residential (\$300)
<input type="checkbox"/> Residential (\$250)	<input type="checkbox"/> Commercial / Industrial (\$750)
<input type="checkbox"/> Commercial (\$500)	<input type="checkbox"/> Graphics Variance Application - List ALL Code Sections that apply and describe in Section I:
<input type="checkbox"/> Level "B" Site Plan (\$1000)	<input type="checkbox"/> Within Old Hilliard District - one sign (\$150) Section(s): _____
<input type="checkbox"/> Level "B" Site Plan Minor Changes	<input type="checkbox"/> Single Sign Variance (not in Old Hilliard) (\$200) Section(s): _____
<input type="checkbox"/> Residential (\$250)	<input type="checkbox"/> Graphics Plan or Package - 2-3 signs, any district (\$300) Section(s): _____
<input type="checkbox"/> Commercial (\$500)	<input type="checkbox"/> Graphics Package - 4 or more signs, any district (\$750) Section(s): _____
<input checked="" type="checkbox"/> Conditional Use (Specify Use Below)	<input type="checkbox"/> All Other Reviews - Describe Below (\$100)
<input type="checkbox"/> Residential (\$400)	
<input checked="" type="checkbox"/> Commercial including Special Use for Wireless Communication Facilities (\$600)	

	Within Old Hilliard	Existing Single Family	All Others
First	\$100	\$100	Same as original fee
Second	\$200	\$200	1.5 times original application fee
Third	\$300	\$300	2.0 times original application fee

SUBMISSION REQUIREMENTS:

- Required application fee (see above).
- One original complete application **with original signed and notarized property owner's signature.**
- One copy of all required plans to scale on paper not larger than 22-inch-by-34-inch.
- One reproducible **electronic copy** of all required plans to scale AND all application materials via compact disc (CD) media.
- Plot plan **to scale** showing property lines, easements, building footprint, and other information associated with the site.
- Legal description and all other documents required for the application.
- The names and mailing addresses of all property owners within 200 feet of the subject property **on mailing labels.**

I. PROPERTY INFORMATION

Applicant/Business is known as: Arctic Express		Property Address: 4445 Weaver Ct.	
Tax ID Number/District Parcel Number: 050-002992		Parcel Size (Acres): 11	
		Current Zoning District: M-1	
Property Location (if property address is not listed above): The old FedEx Depot. 4445 Weaver Ct N. Hilliard, OH 43026			
Specify Conditional Use or Describe Requested Review: Sales of comm. trucks/Trailers.			
FOR OFFICE USE ONLY			
Amount Received: \$600.00		Receipt Number: 409-8326	
		Date Received: July 20, 2016	

II. PROPERTY OWNER INFORMATION

Name of Current Property Owner(s) : <u>Edward Grimm and Cleve Igoe</u>		
Mailing Address (Street, City, State, Zip Code) <u>5808 Heritage Lakes Dr. 43026</u>		
Daytime Telephone Number: <u>614-306-8067</u>	Fax Number:	e-mail Address: <u>edgrimm1968@Gmail.com</u>


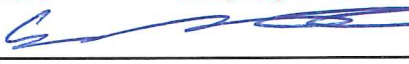
III. CONTACT INFORMATION FOR OWNER'S AUTHORIZED REPRESENTATIVE

Name of Contact Person (Ex. Attorney, Architect, etc.) <u>Cleve Igoe</u>		
Mailing Address (Street, City, State, Zip Code) <u>7659 Fiskel Dr. Dublin, OH 43016</u>		
Daytime Telephone Number: <u>614-271-5711</u>	Fax Number:	e-mail Address: <u>iweldindustries@aol.com</u>


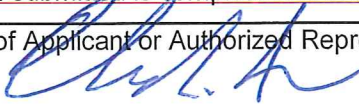
IV. AUTHORIZATION TO VISIT THE PROPERTY

Site visits to the property are necessary by City representatives in order to process this application. By completing and submitting this application, the Property Owner/Applicant hereby authorizes City representatives to visit, photograph, and post a notice on the property described in this application.

V. OWNER AUTHORIZATION FOR REPRESENTATIVE

I, <u>Edward Grimm</u> <u>Cleve Igoe</u>			the Property Owner listed above, hereby authorize to act as my representative and agent in all matters pertaining to the processing and approval of this application including modifying the project, and agree to be bound by all representations and agreements made by the designated agent.
Signature of Current Property Owner (listed above) 			Notary Public, State of Ohio My Commission Expires 07-31-2018 Date:
Subscribed and sworn to before me this <u>21</u> day of <u>June</u> , 20 <u>16</u> . Notary Public <u>Jeff Kopko</u>			

VI. APPLICANT'S AFFIDAVIT – (PLEASE PRINT)

STATE OF <u>CLEVELAND</u>		COUNTY OF <u>CLEVELAND</u>	
I, <u>CLEVE IGOE</u>			
One applicant or the authorized representative, have read and understand the contents of this application. The information contained in this application, attached exhibits and other information submitted is complete and in all respects true and correct to the best of my knowledge and belief.		Notary Public, State of Ohio My Commission Expires 07-31-2018 Date:	
Signature of Applicant or Authorized Representative: 			
Subscribed and sworn to before me this <u>21</u> day of <u>June</u> , 20 <u>16</u> . Notary Public <u>Jeff Kopko</u>			

VII. TRAFFIC IMPACTS

Which of the following conditions applies to this application (One box must be checked):

- ☒ A. This application has no impact on traffic, safety, or congestion in the area. Example applications include sign variances, architectural changes, setback variances, etc.
No traffic analysis is required.
- ☐ B. A traffic analysis was conducted for this site previously, and this application is consistent with the development assumed in the previous study.
No additional traffic analysis is required.
List the title and date of the previous study and include two copies with this application.

- ☐ C. A traffic analysis was conducted for this site previously, but this application deviates from the assumptions in the previous study.
An update to the previous analysis is required.
List the title and date of the previous study and include two copies with this application.

- ☐ D. This application does not significantly change the trip generation or access of the site as it is currently being used, and the site is located away from areas of congestion. Example applications include modifying an existing use to a less intense or equally intense use from a traffic-generation standpoint with no need to change existing traffic control devices.
A “before” and “after” trip generation comparison or a brief narrative describing the trip-generating nature of the old and new use is required to support the claim that the proposed development generates an equal or less amount of traffic.
- ☐ E. This application has an impact on traffic in the area. Example applications include a change in use, change in size of existing use, change in access, or rezoning to a more intense land use from a traffic-generation standpoint.
A traffic operations analysis (minor traffic study) is required in accordance with the “Applicant’s Guide for Traffic Access and Impact Studies for Proposed Development”.
- ☐ F. This application has an impact on traffic in the area. Example applications include a new development of a significant size and traffic impact (rezoning, major modification to zoning, or development plan approval) or development of a site in a location that is currently experiencing nearby congestion.
A complete transportation study (major traffic impact study) is required in accordance with the “Applicant’s Guide for Traffic Access and Impact Studies for Proposed Development”.

One paper copy and one electronic copy (all appendices in both) **OF THE TRAFFIC ANALYSIS CONDUCTED FOR THE SITE AS REQUIRED IN ACCORDANCE WITH THE “APPLICANT’S GUIDE FOR TRAFFIC ACCESS AND IMPACT STUDIES FOR PROPOSED DEVELOPMENT”.**

A traffic analysis is required if C, E, or F was checked in Section III above. A “before” and “after” comparison of traffic generated by the development is required if D was checked in Section III above.

VIII. FOR REZONING OR LIMITED OVERLAY APPLICATION ONLY

PREVIOUS APPLICATION: Has an application for rezoning the property been denied by the City Council within the last two years? <input type="checkbox"/> Yes <input type="checkbox"/> No If Yes, then state the basis of the reconsideration?
Reason:
PLANNED DISTRICT REQUESTS: Submit one paper copy and one electronic copy of a dated proposed development plan & text.
LIMITED OVERLAY REQUESTS: Submit one paper copy and one electronic copy of a dated proposed development plan & text.

IX. STATEMENTS – (Please attach additional sheets as necessary to fully address the statement.)

Existing Land Use/Development	<i>MI</i>
Proposed Land Use/Development:	<i>MI</i>
STATEMENT: State briefly how the proposed development relates to the existing and potential land use character of the vicinity. (Attach letter of intent if additional space is needed.) <i>See Attached</i>	
STATEMENT: State briefly how the proposed development relates to the Hilliard Comprehensive Plan. <i>This is not a development.</i>	
STATEMENT: State briefly how the proposed development addresses pedestrian mobility and access within the site and to/from the site. <i>will not affect.</i>	

X. PLEASE INCLUDE THE FOLLOWING:

PLAN REQUIREMENTS:

(1) SET OF PLANS TO SCALE on paper not larger than 22-inch-by-34-inch:

- The site and all land 500 feet beyond the boundaries
- North arrow and bar scale
- Existing conditions (Roads, buildings, vegetation, topography, jurisdictional boundaries, utilizes, etc.)
- Proposed Uses (Regional transportation system, densities, number of dwellings, building/unit types, square footages, parkland/open space, utilities, etc.)
- Existing zoning district boundaries
- Size of the site in acres/square feet
- All property lines, street rights-of-way, easements and other information related to the location of the proposed boundaries
- Landscape plan (tree preservation, tree replacement and table identify existing and proposed plant material including botanical name, common name, installation size, and spacing)
- All building elevations to scale (dimensions, material colors, roof pitch, mechanicals including ground-and-roofing mounted, etc.)
- Color rendering or color building elevations of proposed building or building addition
- Storm water management plan and grading plan (conceptual plans may satisfy this requirement)
- Site lighting plan (including location and types of fixtures and light sources)
- Signage (including existing and proposed sign location and elevation drawing in color)

One sample board of exterior building material including colors name of manufacturer.

XI. NEIGHBORING PROPERTY OWNERS

Submit one complete list of all neighboring property owners within 200 feet from the perimeter of the subject property and their mailing addresses, or for rezoning applications submit one complete list of all neighboring property owners within 500 feet from the perimeter of the subject property and their mailing addresses. Such list is to be in accordance with the County Auditor's current tax list. The list must be submitted either on labels or on a computer disk formatted for Avery 5160. **Applications lacking this information WILL NOT BE ACCEPTED.**

7-12-2016

To: John Talentino, City of Hilliard

From: Ed Grimm

Re: Trailer storage during sale

Mr Talentino,

Richard Durst, who owns Arctic Express, would like to occupy no more than 20 parking spaces at 4445 Weaver Ct N (The old FedEx truck depot). Mr. Durst purchased 20 new trailers for his business located at 4277 Lyman Dr. He is wanting to sell the old trailers out of Weaver Ct. Mr Durst has 20 trailers to sell. When one sells, that space will remain empty. Mr. Durst estimates 6 months to sell all 20 trailers, however, we are asking for 9 months conditional use in case it takes longer to sell them all.

This will not impact traffic because none of the trailers will be moved once in its space. Once sold, the each trailer will be removed, and nothing will take its place.

Arctic Express
4277 Lyman Dr.
Hilliard, OH 43026
Richard Durst (owner)
614-352-1183 mobile direct

Sincerely,

Ed Grimm
614-306-8067

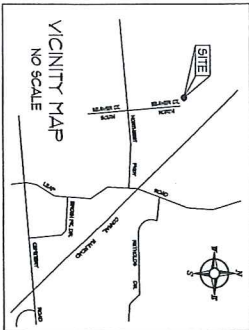
Google Maps



Imagery ©2016 DigitalGlobe, U.S. Geological Survey, USDA Farm Service Agency, Map data ©2016 Google 200 ft

ZONING SUMMARY

1. ZONING: I-1, RESTRICTED INDUSTRIAL DISTRICT	
2. PID: 050-00799-00	
3. LOT SIZE: 11647 AC (60723 SF)	
4. BUILDING USE AND AREA	
EXISTING	
OFFICE / COMMERCIAL / TRAINING	• 46,431 SF
NEW	
OFFICE / COMMERCIAL / TRAINING	• 15,000 SF
BUILDING # 4	• 15,000 SF
BUILDING # 5	• 6,421 SF
TOTAL	• 61,431 SF
5. REQUIRED SETBACKS	
BUILDING FRONT	20'
BUILDING SIDE	10'
BUILDING REAR	40'
6. BUILDING HEIGHT	30'
ACTUAL: 31'-0"	
1. LOT COVERAGE	
MAX ALLOWABLE COVERAGE (20%)	• 6,031 SF
PROPOSED COVERAGE (15%)	• 6,421 SF
6. AUTO PARKING REQUIREMENTS	
BUILDING # 4	• 6 SP
OFFICE: 1546 SF / 300	• 15 SP
COMMERCIAL: 6234 SF / 620	• 14 SP
TRAINING: 48 PERSONS / 3	• 14 SP
NEW BUILDING: 15,000 SF	• 34 SP
ACCESIBLE SPACES PROVIDED	• 3 SP
1. LOADING SPACE REQUIREMENTS - UNBULKED	
3250 TO 30000 SF	• 1 SP
BUILDING # 5	• 1 SP
LOADING SPACES REQUIRED	• 1 SP
LOADING SPACES PROVIDED	• 1 SP
BUILDING # 5	• 1 SP
LOADING SPACES REQUIRED	• 1 SP
LOADING SPACES PROVIDED	• 1 SP



Trailers
in
this
location
only.

PLANT LIST			
REF / QTY	BOTANICAL NAME	COMMON NAME	SIZE
SH 1	ADONIS HYDRANGEA NERITA SCUT	ADONIS HYDRANGEA	3-1/2"
SC 2	FAJAS SPRING SNOW	SPRING SNOW CROCKWELL	1 1/2"

- CODED NOTES**
1. 6" CONCRETE ASPHALT W/ 6"x6" 6/6
 2. 3"x6" CONCRETE ASPHALT W/ 6"x6" 6/6
 3. ALL STREETS WILL BE WHITE TRAFFIC PAINT BY OWNER
 4. VAN ACCESSIBLE PARKING SPACES, PROVIDE 8'x20' (10'x12' (11'x14' (12'x16' (13'x18' (14'x20' (15'x22' (16'x24' (17'x26' (18'x28' (19'x30' (20'x32' (21'x34' (22'x36' (23'x38' (24'x40' (25'x42' (26'x44' (27'x46' (28'x48' (29'x50' (30'x52' (31'x54' (32'x56' (33'x58' (34'x60' (35'x62' (36'x64' (37'x66' (38'x68' (39'x70' (40'x72' (41'x74' (42'x76' (43'x78' (44'x80' (45'x82' (46'x84' (47'x86' (48'x88' (49'x90' (50'x92' (51'x94' (52'x96' (53'x98' (54'x100' (55'x102' (56'x104' (57'x106' (58'x108' (59'x110' (60'x112' (61'x114' (62'x116' (63'x118' (64'x120' (65'x122' (66'x124' (67'x126' (68'x128' (69'x130' (70'x132' (71'x134' (72'x136' (73'x138' (74'x140' (75'x142' (76'x144' (77'x146' (78'x148' (79'x150' (80'x152' (81'x154' (82'x156' (83'x158' (84'x160' (85'x162' (86'x164' (87'x166' (88'x168' (89'x170' (90'x172' (91'x174' (92'x176' (93'x178' (94'x180' (95'x182' (96'x184' (97'x186' (98'x188' (99'x190' (100'x192' (101'x194' (102'x196' (103'x198' (104'x200' (105'x202' (106'x204' (107'x206' (108'x208' 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(974'x1940' (975'x1942' (976'x1944' (977'x1946' (978'x1948' (979'x1950' (980'x1952' (981'x1954' (982'x1956' (983'x1958' (